

**Planning Commission
CHANCEFORD TOWNSHIP**

MEETING DAY & TIME: April 19, 2011

John Shanbarger opened the meeting of the Chanceford Township Planning Commission at 7:00 p.m. in the Community Building, 51 Muddy Creek Forks Rd., Brogue, PA. He led those in attendance in the pledge to the flag.

Members present: Chairman John Shanbarger, Vice-chairman Bruce Miller, Ralph Daugherty, Thomas Gizzi, Mark Bupp and Robert Lyter.

Members absent: Ray Krzywulak.

Others present: Township Engineer Casey Deller, Zoning Officer Jeffrey Koons and Secretary-Treasurer Brenda Gohn

A quorum was present.

APPROVAL OF MINUTES:

Ralph Daugherty made the motion to waive the reading of the minutes of 3/15/11 and to approve the same as written. Seconded by Bruce Miller, motion carried unanimously.

SUBMITTALS & SKETCH PLANS:

Robert B. & Judy K. Burchett, Philip A. & Mary A. Minnich and Neil F. & Cindy L. Minnich submitted a six lot subdivision plan for properties located along Wise, Laurel and Brogueville Roads. The plan was accepted for review.

SUBDIVISION PLANS FOR REVIEW:

David A. & Carol J. Hopkins Final Plan #L-5379 – needs to update the plan based on the variance to create the two separate lots. Casey Deller suggested that the Hopkins discuss with their engineer whether or not they should submit waiver requests from the hydrogeological study, planning modules and driveway permits before moving forward with the plan or proceed with the above testing and permits.

Frank Shaffer, Sr. Family Limited Partnership Final Plan #L-5380 – Bruce Miller made the motion that the plan be denied by May 17, 2011 if no waiver of time is signed and submitted. Seconded by Mark Bupp, motion carried unanimously.

PUBLIC COMMENT:

There being no comments, the floor was closed.

ZONING HEARING APPLICATION:

Sharon McKinsey applied for a special exception to operate a home occupation (motorcycle repair shop) on her property located along Rocky Road. The Commission reviewed the application and Section 424. They felt it met all the requirements and therefore recommended approval.

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OTHER BUSINESS:

The Sign Ordinance will be discussed further when more information is gathered.

Casey continues to pursue finding someone to discuss windmills/solar energy with the Planning Commission.

PPL POWER LINE:

Mark Bupp gave the Planning Commission a factual report on the new power line being constructed that runs through the township.

ADJOURNMENT:

There being no further business, Ralph Daugherty made the motion to adjourn the meeting. Seconded by Thomas Gizzi, the motion carried. The meeting adjourned at 8:09 p.m.

Respectfully submitted,

Brenda C. Gohn, Secretary

